

Report to be read in conjunction with the Decision Notice.

| | | | | | | | | |
|----------------|-----------------|--|--------------|--|-----------------|--|--------------|--|
| Signed: | Officer: | | Date: | | Manager: | | Date: | |
|----------------|-----------------|--|--------------|--|-----------------|--|--------------|--|

| | | |
|------------------------------------|-------------|--|
| Application Ref: | 3/2021/0160 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 10/05/21 | |
| Officer: | RB | |
| DELEGATED ITEM FILE REPORT: | | Approval |

| | |
|---------------------------------|---|
| Development Description: | Proposed three new dormers to the front elevation and dormer to the rear. |
| Site Address/Location: | Brushwood, Barker Lane, BB2 7EE |

| | |
|-----------------------|----------------------------|
| CONSULTATIONS: | Parish/Town Council |
| No comments | |

| | |
|-----------------------|--|
| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | No objections |
| CONSULTATIONS: | Additional Representations. |

One letter has been received with no issues in regard to the dormers to the front, but they have concerns with the dormer to the rear and potential overlooking.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMH5 – Residential & curtilage Extensions
Key Statement EN1: Green Belt

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0602- Two storey rear extension to form lounge and bedroom, first floor alterations with rooflights, side fire escape staircase, alteration to front door and window locations, renewal of roofing materials and external wall finishes- Approved With Conditions

3/2017/0007- Application for non material amendment to planning permission 3/2015/602 including amended windows to ground floor of proposed rear extension. Side windows at ground level.- Refused

3/2017/0125- Amendment to window positions on previously approved extension to rear (under planning permission 3/2017/0007).- Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a semi detached dwelling on Barker Lane, Mellor. The application site lies within the designated Green Belt and has a shared drive and parking area to the front and a generous rear garden.

Proposed Development for which consent is sought:

Consent is sought for the erection of three pitch roof dormers to the front roof slope and a single flat roof dormer to the rear roof slope. The three dormers to the front will be identical in size all measuring 1.5m in width, 1.7m in height and projecting beyond the roof slope by 2.5m. The dormers will be clad in upvc with roof tiles to match the main roof.

The flat roof dormer to the rear will measure 3.9m in width by 2.3m in height and will project beyond the roof slope by 3.4m. This dormer will be faced with render matching the main house.

Residential Amenity:

The proposed dormers to the front of the dwelling would not directly overlook any neighbouring dwellings as there is a road that separate the site and the neighbours to the northeast.

The dormer to the rear of the dwelling would face the neighbour to the southwest Longshaw House. There is a separation distance of 40m between the dormer window and the shared boundary of this neighbour. As such the dormer would not directly overlook this neighbour.

The attached neighbour is known as Hillside. The dormer window would allow overlooking into the garden area of this neighbour, but this neighbour also benefits from a rear dormer that can overlook the application site. Furthermore, a first-floor window on the rear of the approved two storey rear extension overlooks the same garden area. Therefore, it is not considered that the development would have a such a detrimental impact to warrant refusal.

Concerns have been raised regarding the dormer potentially overlooking the neighbour to the northwest Tower View. It is considered that the existing two storey extension would block this neighbour from view from the dormer window. Therefore, it is not considered that the dormer would overlook this property. Notwithstanding the above the dormer falls within the permitted development limitations

Impact on Green Belt:

Key statement EN1 of the Council's Core Strategy states that the 'The overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment' and 'development of new buildings will be limited which preserve the openness of the Green Belt and which do not conflict with the purposes of the designation'

Paragraph 143 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved. Paragraph 144 states 'local authorities should ensure substantial weight is given to any harm to the Green Belt'. Although new buildings are considered to be inappropriate in the Green Belt, paragraph 145 of the Framework states that there are exceptions to this as set out in subsection (a)-(g)

Subsection (c) of paragraph 145 states that one such exception is 'The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' There is no definition of disproportionate in the Framework however the generally accepted approach is for an assessment on the increased footprint and volume the development would create taking into account the original dwelling.

Paragraphs 145, subsection c is therefore engaged as part of the assessment of the application. It is noted that the original dwelling (i.e. the building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date) has already been extended in the form of a two storey extension to the rear of the dwelling. This development was granted planning consent in 2015. The officer for this development considered that the extension would not result in a disproportionate development.

The three dormers to the front of the dwelling would result in a minimal increase to the additional percentage volume added to the original dwelling. As such the dormers are considered to be proportionate to the size of the original dwelling.

Also indicated on the drawings is a single flat roof dormer to the rear roof slope. This dormer is shown to be constructed within permitted development right limitations. Although this addition would result in an additional volume increase that would be considered disproportionate it would be unreasonable for the LPA to refuse consent for a development that does not require planning permission.

Design and Visual Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials”. Furthermore, development must “consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed in the visual appearance and relationship to surroundings...”.

The application site is located in an area where front and rear dormers are common additions to the properties. Although the application property does not benefit from any dormers to the front or rear it is considered that following requested design amendments relating to the positioning of the dormers that they would not be so detrimental to the visual amenity of the area to warrant refusal of the application.

Ecology:

A protected species survey has been submitted (dated March2020) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts. The survey did request that Greenwoods Ecohabitats two chamber box/ or kent bat box shall be installed within the garden area to benefit the local bat population by providing new roosting opportunities.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted.